



# SPECIAL RELEASE

## PRIVATE BUILDING CONSTRUCTION STATISTICS National Capital Region: Fourth Quarter 2009

This Special Release presents data on construction statistics from approved building permits for the National Capital Region (NCR) for the fourth quarter of 2009. Figures are based on the preliminary results of the tabulated data from collected building permits.

### Total number of approved building permits and value of construction increase

The total number of approved building permits in NCR increased by 38.28 percent to 3,706 during the fourth quarter of 2009 from 2,680 of the same period of the previous year. In the same manner, the total value of construction increased by 41.5 percent from ₱ 12.8 billion during the fourth quarter of 2008 to ₱ 18.1 billion during the same period in 2009.

Relative to the entire country, NCR contributed 12.2 percent to the total number of approved building permits and 45.1 percent to the value of construction during the fourth quarter of 2009.

Table 1 below presents the total number, floor area, and value of building construction for NCR for the fourth quarter of 2009 and 2008 by district. Refer to table 2 for details.

Table 1. Number, Floor Area and Value of Building Construction by District in NCR: 4th Quarter 2009 and 2008

NCR District	4th Quarter 2009 <sup>p</sup>			4th Quarter 2008 <sup>p</sup>		
	Number	Floor Area	Value	Number	Floor Area	Value
		(sq.m.)	(₱1,000)		(sq.m.)	(₱1,000)
(1)	(2)	(3)	(4)	(5)	(6)	
<b>Philippines</b>	<b>30,499</b>	<b>4,175,283</b>	<b>40,055,281</b>	<b>25,546</b>	<b>3,925,831</b>	<b>32,819,924</b>
<b>National Capital Region</b>	<b>3,706</b>	<b>1,392,268</b>	<b>18,080,276</b>	<b>2,680</b>	<b>1,102,086</b>	<b>12,781,073</b>
NCR I	328	148,473	1,534,847	259	106,564	1,075,993
NCR II	668	231,524	2,226,287	221	53,138	383,571
NCR III	534	157,450	2,172,834	525	190,583	1,586,239
NCR IV	753	74,654	908,591	412	73,433	630,498
NCR V	555	411,379	6,745,835	628	348,674	6,806,889
NCR VI	868	368,788	4,491,880	635	329,694	2,297,879

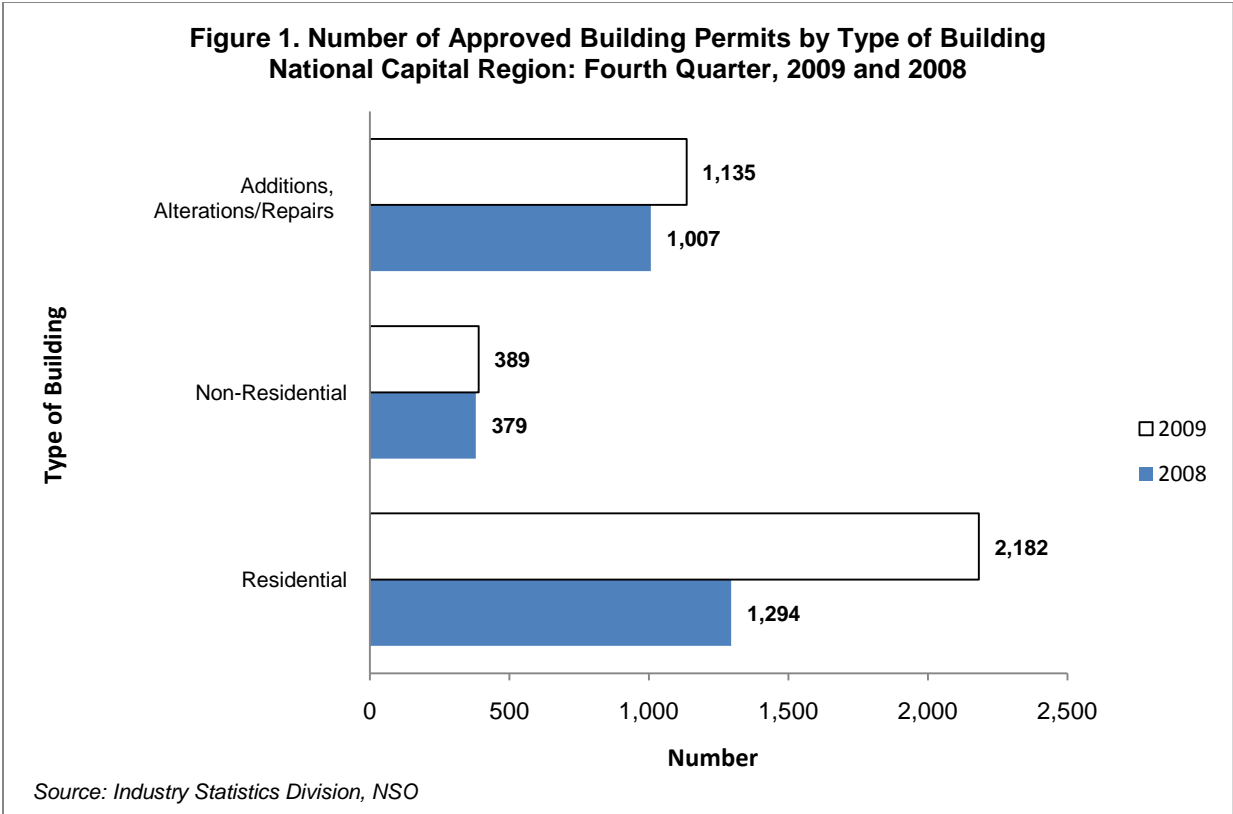
Source: Private Construction Statistics, Industry Statistics Division, NSO

\*p – preliminary

**Number of approved building permits for all types of construction increases**

The total number of approved building permits for residential, non-residential and combined approved building permits for additions, alterations and repairs were higher during the fourth quarter of 2009 in comparison to that of the same period in the previous year.

Figure 1 compares the number of approved building permits by type of building for NCR during the fourth quarter of 2009 and 2008. Refer to Table 3 for details.

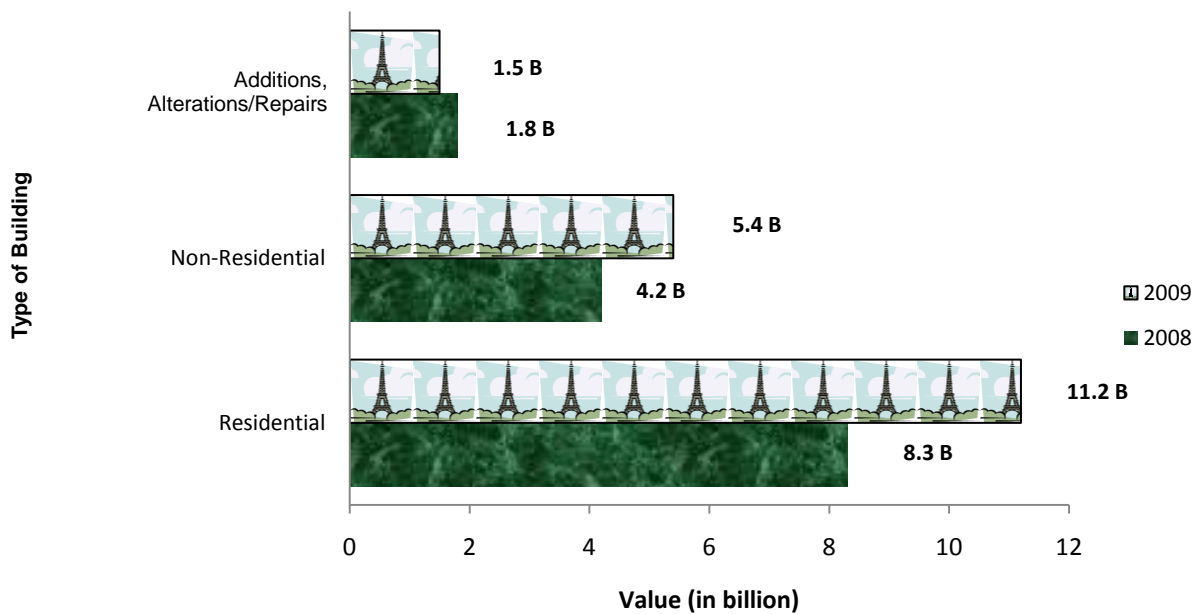


**Value for residential type of building construction grows by 34.9 percent**

The aggregate value of construction for residential type of building increased by 34.9 percent to ₱ 11.2 billion in the fourth quarter of 2009 from ₱ 8.3 billion during the same period of 2008. Likewise, value of construction for non- residential type of building also increased by 28.6 percent. Conversely, the total value for additions, alterations/repairs decreased by 16.7 percent from ₱ 1.8 billion to ₱ 1.5 billion during the same period in 2009.

Figure 2 presents the value of construction by type of building for NCR for the fourth quarters of 2009 and 2008. Refer to Table 3 for details.

**Figure 2. Value of Construction by Type of Building  
National Capital Region: Fourth Quarter, 2009 and 2008**



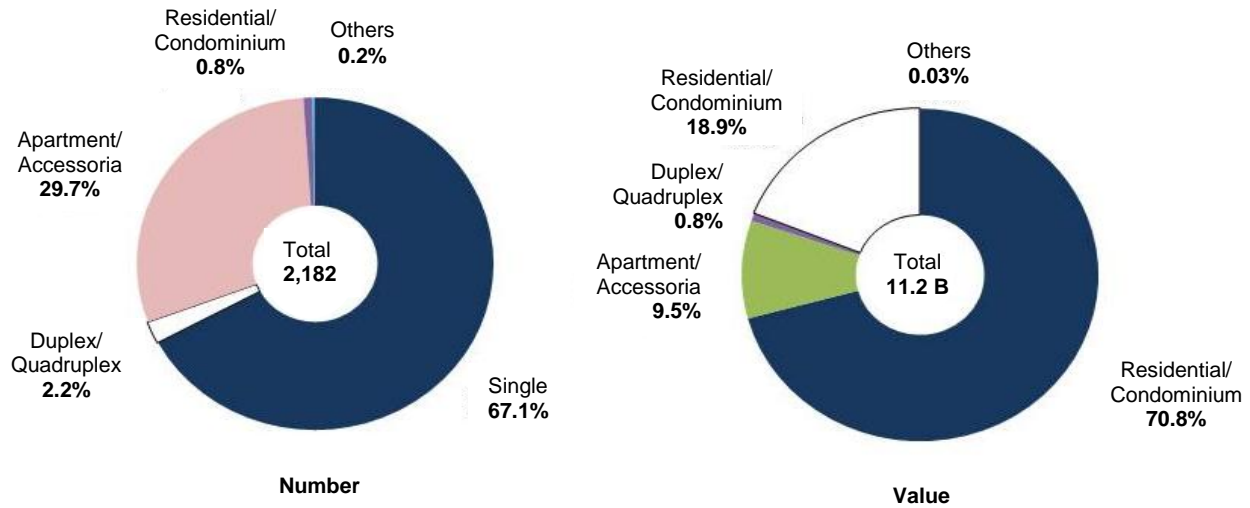
Source: Industry Statistics Division, NSO

**Single-type residential units registers the highest number of approved building permits while residential condominium records the highest value of construction**

The total value of construction of residential buildings with 2,182 approved applications reached ₱ 11.2 billion during the fourth quarter of 2009. Among the types of residential building, single-type residential units registered the highest number of approved building permits with 1,465 applications (67.1%). While residential condominium recorded the highest value of construction amounting to ₱ 7.9 billion (70.8%).

Figure 3 presents the percentage distribution of the number and value of residential construction for NCR by type during the fourth quarter of 2009.

**Figure 3. Number and Value of Residential Construction by Type  
NCR: Fourth Quarter 2009**



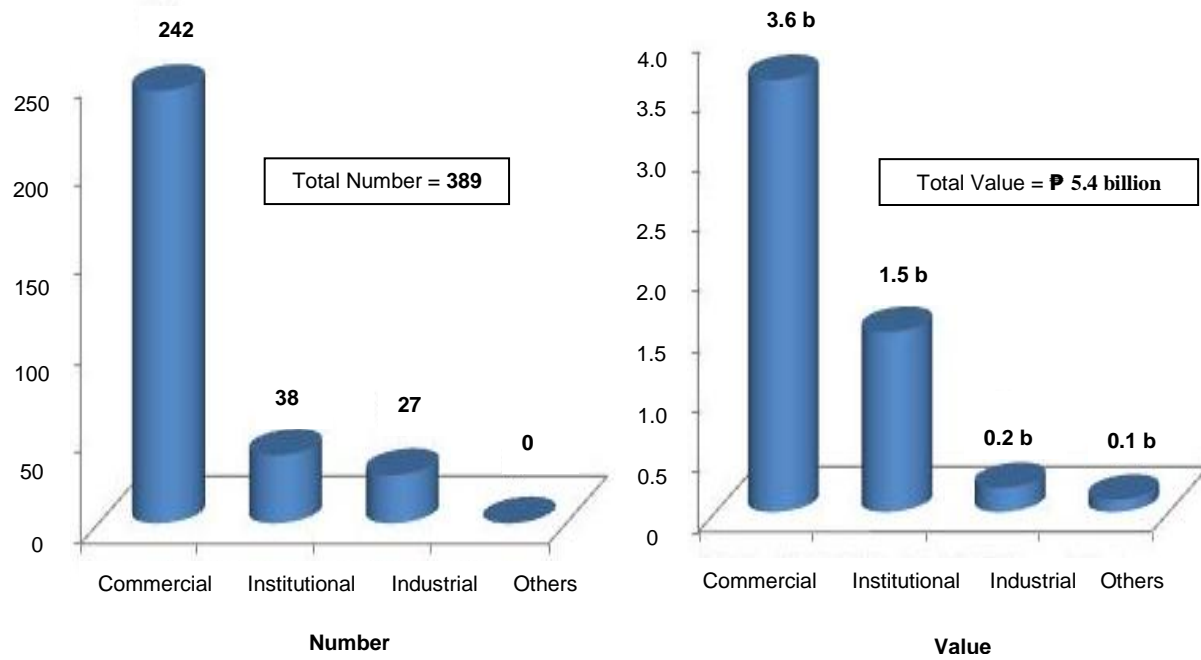
Source: Industry Statistics Division, NSO

**Commercial type of building ranks the highest among non-residential building construction**

Non-residential building construction had a total of 389 approved applications and an aggregate value of ₱ 5.4 billion during the fourth quarter of 2009. Commercial type of building recorded the highest among the non-residential type of construction with a total of 242 applications (62.2%) and an aggregate value of ₱ 3.6 billion (65.9%).

Figure 4 presents the number and value non-residential building construction for NCR by type during the fourth quarter of 2009.

**Figure 4. Number and Value of Residential Construction by Type NCR: Fourth Quarter 2009**



Source: Industry Statistics Division, NSO

**Table 2. Number, Floor Area, Value and Average Cost Per Floor Area of Building Construction By District**

<b>National Capital Region: Fourth Quarter, 2009 and 2008</b>								
Municipality/District	4th Quarter 2009				4th Quarter 2008			
	Number	Floor Area (sq.m.)	Value (P1,000)	Average Cost Per Floor Area	Number	Floor Area (sq.m.)	Value (P1,000)	Average Cost Per Floor Area
	1	2	3	4	5	6	7	8
	3,706	1,392,268	18,080,276	12,986	2,680	1,102,086	12,781,073	11,597
<b>National Capital Region</b>	<b>3,706</b>	<b>1,392,268</b>	<b>18,080,276</b>	<b>12,986</b>	<b>2,680</b>	<b>1,102,086</b>	<b>12,781,073</b>	<b>11,597</b>
<b>NCR I</b>	<b>328</b>	<b>148,473</b>	<b>1,534,847</b>	<b>10,338</b>	<b>259</b>	<b>106,564</b>	<b>1,075,993</b>	<b>10,097</b>
Tondo	59	17,435	167,246	9,593	32	10,542	92,466	8,771
Binondo	9	710	11,256	15,854	4	120	3,648	30,400
Quiapo	15	1,349	33,487	24,824	12	1,335	17,600	13,184
San Nicolas	3	120	2,586	21,550	1	0	9	-
Sta. Cruz	36	62,377	416,601	6,679	34	7,209	82,678	11,469
Sampaloc	72	16,948	170,199	10,042	50	9,572	114,038	11,914
San Miguel	3	1,404	12,483	8,891	3	509	4,577	8,992
Ermita	32	4,483	66,596	14,855	29	1,854	32,381	17,465
Intramuros	9	0	9,786	-	2	0	1,370	-
Malate	31	5,454	66,043	12,109	45	42,361	392,907	9,275
Paco	23	28,149	485,234	17,238	26	7,143	67,098	9,394
Pandacan	9	1,389	14,752	10,621	5	1,142	10,726	9,392
Port Area	2	316	2,924	9,253	2	0	2,474	-
Sta. Ana	25	8,339	75,648	9,072	14	24,777	253,926	10,248
<b>NCR II</b>	<b>668</b>	<b>231,524</b>	<b>2,226,287</b>	<b>9,616</b>	<b>221</b>	<b>53,138</b>	<b>383,571</b>	<b>7,218</b>
Quezon City	668	231,524	2,226,287	9,616	221	53,138	383,571	7,218
<b>NCR III</b>	<b>534</b>	<b>157,450</b>	<b>2,172,834</b>	<b>13,800</b>	<b>525</b>	<b>190,583</b>	<b>1,586,239</b>	<b>8,323</b>
Mandaluyong City	69	67,958	1,165,301	17,147	138	95,205	553,902	5,818
Marikina City	108	17,800	206,132	11,580	135	18,030	264,648	14,678
Pasig City	327	54,445	665,723	12,227	241	66,446	700,522	10,543
San Juan	30	17,247	135,675	7,867	11	10,902	67,166	6,161
<b>NCR IV</b>	<b>753</b>	<b>74,654</b>	<b>908,591</b>	<b>12,171</b>	<b>412</b>	<b>73,433</b>	<b>630,498</b>	<b>8,586</b>
Caloocan City	557	54,282	648,025	11,938	77	8,438	67,363	7,983
Malabon City	138	7,883	202,406	25,676	88	4,813	90,827	18,871
Navotas	21	1,527	7,244	4,744	21	2,275	40,453	17,782
Valenzuela City	37	10,962	50,915	4,645	226	57,907	431,853	7,458
<b>NCR V</b>	<b>555</b>	<b>411,379</b>	<b>6,745,835</b>	<b>16,398</b>	<b>628</b>	<b>348,674</b>	<b>6,806,889</b>	<b>19,522</b>
Makati City	316	246,282	4,966,364	20,165	401	148,829	3,477,432	23,366
Pateros	18	2,559	20,209	7,897	29	2,460	19,404	7,888
Taguig City	221	162,538	1,759,262	10,824	198	197,385	3,310,052	16,770
<b>NCR VI</b>	<b>868</b>	<b>368,788</b>	<b>4,491,880</b>	<b>12,180</b>	<b>635</b>	<b>329,694</b>	<b>2,297,879</b>	<b>6,970</b>
Las Piñas City	255	59,745	513,816	8,600	184	40,402	301,352	7,459
Muntinlupa City	173	62,617	720,416	11,505	168	183,934	1,152,630	6,267
Parañaque City	352	212,926	2,918,434	13,706	163	39,872	386,054	9,682
Pasay City	88	33,500	339,212	10,126	120	65,486	457,841	6,991

Source: NSO Private Construction Statistics

\*p-preliminary

**Table 3. Number, Floor Area, Value and Average Cost Per Floor Area of Building Construction by Type of Building**  
**NCR: Fourth Quarter, 2009 and 2008**

Type of Building	4th Quarter 2009 <sup>P</sup>				4th Quarter 2008 <sup>P</sup>			
	Number	Floor Area	Value	Average	Number	Floor Area	Value	Average
		(sq.m.)	P1, 000	Cost Per		(sq.m.)	P1, 000	Cost Per
	Floor Area				Floor Area			
1	2	3	4	5	6	7	8	
<b>TOTAL</b>	<b>3,706</b>	<b>1,392,268</b>	<b>18,080,276</b>	<b>11,234</b>	<b>2,680</b>	<b>1,102,086</b>	<b>12,781,073</b>	<b>11,597</b>
<b>RESIDENTIAL</b>	<b>2,182</b>	<b>920,262</b>	<b>11,212,610</b>	<b>11,484</b>	<b>1,294</b>	<b>717,575</b>	<b>8,345,352</b>	<b>11,630</b>
Single	1,465	252,149	2,124,257	8,159	986	221,093	1,707,224	7,722
Duplex/Quadruplex	47	12,437	85,206	7,694	39	9,367	73,392	7,835
Apartment/Accessoria	647	142,980	1,065,226	7,499	243	68,553	572,553	8,354
Residential Condominium	18	511,806	7,934,262	22,751	26	418,580	5,992,182	14,316
Others	5	890	3,656	9,674	-	-	-	-
<b>NON-RESIDENTIAL</b>	<b>389</b>	<b>425,435</b>	<b>5,387,809</b>	<b>9,781</b>	<b>379</b>	<b>360,424</b>	<b>2,849,961</b>	<b>7,907</b>
Commercial	242	311,272	3,550,166	9,889	253	298,669	2,414,835	8,085
Industrial	27	34,635	230,871	5,771	38	29,021	140,418	4,838
Institutional	38	79,528	1,534,829	8,968	29	24,822	239,955	9,667
Agricultural	-	-	-	-	1	7,912	15,825	2,000
Others	-	82	71,941	-	58	-	38,927	-
<b>ADDITIONS</b>	<b>196</b>	<b>46,571</b>	<b>327,227</b>	<b>5,055</b>	<b>128</b>	<b>24,087</b>	<b>251,265</b>	<b>10,432</b>
<b>ALTERATIONS/REPAIRS</b>	<b>939</b>	<b>1,152,628</b>	<b>48</b>	<b>-</b>	<b>782</b>	<b>-</b>	<b>1</b>	<b>-</b>

Source: NSO Private Construction Statistics

\*p-preliminary

## Explanatory Notes

### Scope and Coverage

Private construction statistics from approved building permits relate to new constructions and additions, alterations and repairs of existing residential and non-residential buildings and other structures undertaken in all regions/provinces of the country.

### Source of Information

Data are taken from the original applications of approved building permits collected by NSO field personnel from Local Building Officials in the six districts of NCR.

### Limitations:

1. Data on private building constructions refer to those proposed to be constructed during the reference period and not to construction work completed during the reference period.
2. The completeness of the number of building permits collected relies on the approval of applications filed with the Office of Local Building Officials (LBOs). Hence, private building constructions without approved building permits are excluded in the tabulation of data.

### Definition of Terms:

**Building Permit** - A written authorization granted by the Local Building Official (LBO) to an applicant allowing him to proceed with the construction of a specific project after plans, specifications and other pertinent documents have been found to be in conformity with the National Building Code (PD 1096).

**Building** - Any independent, freestanding structure comprised of one or more rooms or other spaces, covered by a roof and enclosed with external walls or dividing walls, which extend from the foundation to the roof.

**Construction** - All on-site work done from site preparation, excavation, foundation, assembly of all the components and installation of utilities and equipment of buildings/structures.

**Residential Building** - A building for which its major parts or more than half of its gross floor area is built for dwelling purposes. This type of building can be of the single type, duplex, an apartment and/or accessoria and residential condominium.

**Single House** - A complete structure intended for a single family or household, i.e. bungalow, 2-storey house, nipa hut.

**Duplex** - A structure intended for two households, with complete living facilities for each; it is a single structure divided into two dwelling units by a wall extending from the floor to the ceiling.

**Apartment** - A structure, usually of two storeys, made up of independent living quarters, with independent entrances from internal walls and courts.

**Accessoria** - A one or two-floor structure divided into several dwelling units, each dwelling unit having its own separate entrance from the outside.

**Residential Condominium** - A structure, usually of several storeys, consisting of multiple dwelling units.

**Other residential constructions** - Consist of school or company staff houses, living quarters for drivers and



maids and guardhouses.

**Non-Residential Building** - This type includes commercial, industrial, agricultural and institutional buildings.

**Commercial Buildings** - Office buildings and all buildings that are intended for use primarily in wholesale, retail and service trades; i.e. stores, hotels, restaurants, banks, disco houses, etc.

**Industrial Buildings** - All buildings which are used to house the production, assembly and warehousing activities of industrial establishments; i.e. factories, plants, mills, repair shops, machine shops, printing press, storage plant, electric generating plants.

**Institutional Buildings** - All buildings that are primarily engaged in providing educational instructions and hospital/health care; ports, airports and other government buildings; i.e. school, museums, libraries, sanitarium, churches, hospitals.

**Agricultural Buildings** - All buildings, which are used to house live stocks, plants and agricultural products such as barn, poultry house, piggeries, stables, greenhouses and grain mill.

**Other Non Buildings Constructions** - These include cemetery structures, street furniture, waiting sheds, communication towers, etc.

**Addition** - Any new construction that increases the height or area of an existing building/structure.

**Alteration** - Construction in a building/structure involving changes in the materials used, partitioning, location/size of openings, structural parts, existing utilities and equipment but does not increase the overall area thereof.

**Repair** – A remedial work done on any damaged or deteriorated portion/s of a building/structure to restore its original condition.

**Demolitions** - The systematic dismantling or destruction of a building/structure or in part.

**Street Furniture** - These are street structures consisting of monuments, waiting sheds, benches, plant boxes, lampposts, electric poles and telephone poles.

**Floor Area of Building** - The sum of the area of each floor of the building measured to the outer surface of the outer walls including the area of lobbies, cellars, elevator shafts and all communal spaces in multi-dwellings. Areas of balconies are excluded.

**Total Value of Construction** - The sum of the cost of building, electrical, mechanical, plumbing and others. The value is derived from the approved building permit and represents the estimated value of the building or structure when completed.

**The components of the different NCR districts are as follows:**

NCR I -	City of Manila
NCR II -	Quezon City
NCR III -	Mandaluyong City, Marikina City, Pasig City, San Juan City
NCR IV -	Caloocan City, Malabon City, Navotas City, Valenzuela City
NCR V -	Makati City, Pateros, Taguig City
NCR VI -	Las Piñas City, Muntinlupa City, Parañaque City, Pasay City

*Source: NSO Private Construction Statistics*

For more details, please visit [www.census.gov.ph](http://www.census.gov.ph)